



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

7/20/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 GOLDBERG TRACT

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: 1388 RIVER ROAD
Location: JOHNS ISLAND
TMS#: 3120000064
Acres: 26.377
Lots (for subdiv): 2
Units (multi-fam./Concept Plans):
Zoning: RR-1 & C

☐ new BP approval tracking

City Project ID #: 161018-RiverRd-1
City Project ID Name: TRC_PP:GoldbergTract2017[2lots]

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: HAZEL GOLDBERG
Applicant: HLA, INC.
Contact: RICHARD D. LACEY

843-763-1166
rlacey@hlainc.com

Misc notes: Preliminary subdivision plat to subdivide the existing home and improvements from the parent tract.

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

2 CHARLESTON DISTILLERY CO.

SITE PLAN

Project Classification: SITE PLAN
Address: 3548 MEEKS FARM ROAD
Location: JOHNS ISLAND
TMS#: 3130000297
Acres: 1.54
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: BP

☐ new BP approval tracking

City Project ID #: 170425-3548Meeks FarmRd-1
City Project ID Name: TRC_SP:Charleston Distillery

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: STEPHEN HEILMAN
Applicant: JMT, INC.
Contact: RYAN MATTIE

843-779-3705
rmattie@jmt.com

Misc notes: Construction plans for a new distillery and associated improvements.

RESULTS: Revise and resubmit to TRC.

3 SAWGRASS APARTMENTS, PHASE 6A-2

SITE PLAN

Project Classification: SITE PLAN
Address: BLUEWATER WAY
Location: WEST ASHLEY
TMS#: 2860000458
Acres: 14.07
Lots (for subdiv):
Units (multi-fam./Concept Plans): 156
Zoning: SR-1 (ND)

☒ new BP approval tracking

City Project ID #: 161221-RoustaboutWay-1
City Project ID Name: TRC_SP:SawgrassApartmentsPhase6A-2

Submittal Review #: 3RD REVIEW
Board Approval Required: BZA-SD

Owner: STERLING CHARLESTON APARTMENTS, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.
Contact: LES PHILLIPS

843-884-1667
lphillips@seamonwhiteside.com

Misc notes: Construction plans for a 156 unit phase of Sawgrass Apartments and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#4 HOWLE AVENUE OFFICE/WAREHOUSE**SITE PLAN**

Project Classification: SITE PLAN

Address: 218 HOWLE AVENUE

Location: JAMES ISLAND

TMS#: 3430400078

Acres: 1.32

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: BP

☒ new BP approval tracking

City Project ID #: 170306-HowleAve-1

City Project ID Name: TRC_SP:HowleAvenueOffice/Warehouse

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: MONTEREY, LLC

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: GILES BRANCH

branchgn@earthsourceeng.com

Misc notes: Construction of new phase 2 office/warehouse building (approx. 10,000SF).**RESULTS:** Revise and resubmit to TRC.

#5 MACEDONIA AME CHURCH (REVISED)**SITE PLAN**

Project Classification: SITE PLAN

Address: SAVAGE ROAD

Location: WEST ASHLEY

TMS#: 3100300061

Acres: 6.35

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: SR-4

☒ new BP approval tracking

City Project ID #: 170606-SavageRd-1

City Project ID Name: TRC_SP:MacedoniaAMEChurch[Revised2017]

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: MACEDONIA AME CHURCH

Applicant: ATLANTIC SOUTH CONSULTING SERVICES

843-580-9010

Contact: ADRIAN WILLIAMS

awilliams@atlanticsouthconsulting.com

Misc notes: REVISED construction plans for a new church and associated site improvements; Previously approved by TRC and some infrastructure is in the ground; please review ALL sheets and provide comments.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#6 22 WESTEDGE**SITE PLAN**

Project Classification: SITE PLAN

Address: SPRING & HORIZON STREETS

Location: PENINSULA

TMS#: 4600000021

Acres: 0.62

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: MU-2/WH

☒ new BP approval tracking

City Project ID #: 141028-LockwoodDr-1

City Project ID Name: TRC_SP:HorizonPhase1B

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR, BZA-SD

Owner: HP1B DEVCO, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5233

Contact: CHRIS MAGALDI

magaldi.c@thomasandhutton.com

Misc notes: Construction plans for an office building, parking, and landscaping.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#7 BRIGADE STREET APARTMENTS, PHASE 2**SITE PLAN**

Project Classification: SITE PLAN

Address: BRIGADE STREET

Location: PENINSULA

TMS#: 4640000003

Acres: 8.35

Lots (for subdiv):

Units (multi-fam./Concept Plans): 231

Zoning: MU-2/WH

☒ new BP approval tracking

City Project ID #: 161004-BrigadeSt-1

City Project ID Name: TRC_SP:BrigadeStreetApartmentsPhase2

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR, BZA-SD

Owner: POLLACK SHORES REAL ESTATE GROUP

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: TONY WOODY

woody.t@thomasandhutton.com

Misc notes: Construction plans for a 231 unit apartment complex and associated improvements**RESULTS:** Revise and resubmit to TRC.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.